

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, March 4, 2013 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Elizabeth Kehoe, Michael Gentile, Kelly Smith and John West

Commissioner(s) Absent: Michael Szakaly

Staff Present: Doris Sims, Bob Woolford, Doris Sims, Marilyn Patterson and Janet Roberts

Other(s) Present:

II. READING OF THE MINUTES – None.

III. EXAMINATION OF CLAIMS. Michael Gentile moved to approve the claims for February 1, 2013 for \$104,204.71; February 15, 2013 for \$156,890.25; March 1, 2013 for \$191,589.92. Elizabeth Kehoe seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director’s Report. Abbott informed the Commissioners they submitted the annual action plan amendment to HUD and should be hearing from them soon. The annual action plan will be posted for public comments by March 15th. Once HUD approves everything, the contracts should be received this summer. She said the HUD representative informed her that the sequestration may have an effect on the HOME funds.

She also noted that Neighborhood Clean-up grants were due today and Neighborhood Improvement Grants are due in May.

B. Budget Summary Report.

V. UNFINISHED BUSINESS. None.

VI. NEW BUSINESS

A. RESOLUTION 13-06: Approval to Amend Martha’s House 2012 Funding Agreement.

Woolford explained in working with Martha’s House they found in order for Perry Township to expend funds, they must receive the funds and then appropriate them to the Indiana Department of Local Government Finance (DLGF). Perry Township plans to send HAND an invoice for the money, staff can then pay the full \$75,000 to them. As they pay out the money, staff will receive copies of their claims and be able to see how the money is being spent. If HAND held the money back for each claim cycle, it will add two to three weeks before the contractor receives his money. Woolford said staff is simply fronting the CDBG funds to Martha’s House/Perry Township.

Abbott added that Legal looked at this arrangement to make sure it was being done correctly. It would have added an administrative burden to Perry Township for each claim period; fronting the money to them streamlines the process.

Walter said the proposed arrangement makes sense.

Kehoe asked how long the construction would last. Woolford said it will last until September. It’s currently out to bid and should be awarded on March 25.

Michael Gentile moved to approve the Resolution. John West seconded the motion. Resolution 13-06 was unanimously approved. **ADOPTED.**

VII. BUSINESS/GENERAL DISCUSSION.

A. Tech Park Update. Alano-Martin provided a power point update of the draft of the Master Plan for the Commissioners. She identified such things as the various buildings in the 12 acres, the neighborhoods in close proximity to the CTP, the current streets and where new streets will possibly be constructed, the buildings that could possibly be sold and occupied quickly, the cost of rehabilitating buildings for re-use, private partners will want to construct new buildings, interpretive signage to

explain the heritage of the site, different types of uses for the buildings, garages, residential and mixed use such as retail and restaurants and proposed office space north of 11th Street. She expressed their desire to remain cognizant of the historic character of the area so they are proposing commercial space in the core with residential on the periphery.

Alano-Martin explained the greenway space will also handle stormwater. As the stormwater comes in, it is filtered and managed throughout the park system then dissipates. This system means they won't have to provide as much stormwater infrastructure.

She showed them a rendering of what the area might look like in 15 or 20 years. She said a lot of this could happen in phases. They recommend the first phases focus on the core properties such as the Printing Services Bldg, the IU Press building, an historic restoration of the Kiln Bldg., the infrastructure happening in an early phase, demolishing the Food Services Bldg., expanding 10th Street and possibly Madison Street, and possibly creating a temporary parking area when the Food Services Bldg. is gone. She said they are aware of the necessity of taking care of the businesses that are already in the area.

There was further discussion about the parking concerns and the need to provide parking areas.

Alano-Martin informed them that they have scheduled a public input session with the consultant to unveil the plan to the public on March 19

There was discussion about some environmental issues which are to be further assessed.

Alano-Martin said they will ultimately request the RDC to adopt a plan and once the plan is adopted one the first things will be to issue an RFP to demolish the Food Services Bldg. They would also use funds to design the realignment of 10th Street, funding for the new Madison Street, design of a linear parkway and not too long after that, construction of those things. The City has about \$3.4 million in the CTP funds and about \$2.8 million left for allocation to projects; there is currently a little over \$5 million to spend on these projects. The master plan, the roof replacement for the Press Bldg., and the routine maintenance funding came out of the original bond money.

West asked that when the consultants get to the point of looking at infrastructure cost they give them a list of the top five things they want to do and price it out so they are not making isolated decisions without knowing the costs of the end goals.

Abbott said there is some potential for other income such as some developers who may want to sell or rent residential property on the west side of Rogers. Those funds go into the Redevelopment fund that can be allocated as well.

Alano-Martin explained they might also do some renovations of the Printing Services Building. The renovations will probably be on the mechanicals and some façade improvements to make it more attractive.

Alano-Martin explained the CTP fund is limited in what it can be used for infrastructure such as streets, sidewalks or a business incubator owned by the City. She said the incubator is required for the tech park.

West asked if they used CTP funds to rehab the services building and leased it, but later receive an offer and sell it, are they then upside down because of the use of the CTP funds on property that they no longer own. Do they then have to prorate a pay back to the fund? Alano-Martin said no. He asked if they could rehab a building for the sole purpose of selling it. Alano-Martin said the purpose would still have to be for an incubator.

West said this has been an incredible process. The City staff and consultants did an incredible job trying to talk with everyone possible including staff and the public. He said it has been a very transparent process.

Abbott said the RDC will be getting a final draft of the plan for their approval. Alano-Martin said after the public session they will be getting a final plan together for the Commission.

B. Smith asked for an explanation for the Assessor's mistake that put corporation funds into TIF funds. Abbott explained that the City Controller has been working with the County Auditor to look at it and she did receive some information today, but not enough to definitively tell him anything as yet. Smith said if there was a mistake made and the money is there, he assumes it would be paid back unlike the first

Assessor’s mistake in which \$300,000 was lost to the school system. Abbott said the City would not try to “stiff “ the school system. She said it is a complicated issue to figure out. She does not anticipate it will be figured out in the next couple of weeks.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date